

Special Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
04/30/2024 09:23:42 AM Fee \$40.00 By OLD
REPUBLIC TITLE (ST GEORGE BLVD)



MAIL TAX NOTICE TO GRANTEE:
Kerry Schumacher and Catherine V. Schumacher
6205 Bent Grass Way
Columbia, MO. 65201
File Number: 2481857BC

SPECIAL WARRANTY DEED

Woodland Estates Washington Fields, L.L.C., a Utah Limited Liability Company

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS
AGAINST THE ACTS OF GRANTOR ONLY to

Kerry Schumacher and Catherine V. Schumacher, Husband and Wife as Joint Tenants

GRANTEE

the following tract of land in Washington County, State of Utah, to-wit

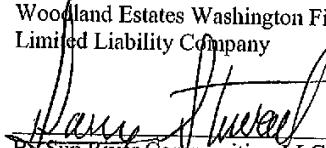
Lot 55, WOODLAND ESTATES PATIO HOMES, PHASE 3, according to the official plat thereof, on
file and of record in the office of the Washington County Recorder, State of Utah.

TAX ID NUMBER FOR PROPERTY: SG-WOO-3-55

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to
general property taxes for the year 2024 and thereafter.

Effective as of this 30th Day of April, 2024

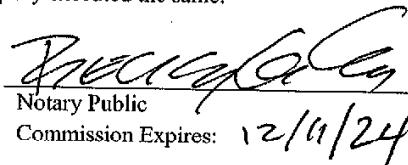
Woodland Estates Washington Fields, LLC., A Utah
Limited Liability Company


By Sun River Communities, LLC., A Utah
Limited Liability Company
By Darcy A. Stewart, Managing Member

STATE OF: UTAH

COUNTY OF: Washington

On this 4/30/24, personally before me appeared Darcy A. Stewart, who proven on the basis of satisfactory evidence is the Managing Member of Woodland Estates Washington Fields, LLC, A Utah Limited Liability Company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



Notary Public
Commission Expires: 12/11/24

